

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

23 Middle Meadow, Shireoaks



- **Three Bedroom Modern Semi**
- **Sought After Residential Development**
- **Wide Range of Amenities in the Village**
 - **Excellent Transport Links**
 - **South Facing Garden**

Located in a great position with a south facing rear garden this is an attractive, three-bedroom property situated within the popular village of Shireoaks which benefits from excellent links to the A57, and has the benefit of the railway station (great for commuting), and on the doorstep of the Chesterfield canal and open countryside. The property offers well-proportioned living space and may well suit first time buyers, downsizers or professionals looking for a modern low maintenance style property set within this very popular residential development within the village and within a few minutes stroll of the amenities including local shops, wine bar, church, village hall.

£ 165,000

23 Middle Meadow, Worksop, S81 8PX

Entrance Hall

With front facing double glazed entrance door into the entrance hall, central heating radiator, under stairs storage cupboard.

Cloakroom

With low flush WC, hand wash basin with tiled splash backs, obscure side facing double glazed window, central heating radiator.

Kitchen 11'8" x 8'3" (3.56m x 2.51m)

With a comprehensive range of wall and base units finished in light beech wood style, with complimentary roll edged work surfaces which extend and incorporate a sink drainer unit, partly tiled to the walls, plumbing for automatic washing machine, space for free standing fridge freezer and electric cooker, fitted extractor fan, central heating radiator, wall mounted central heating boiler.



Lounge 14'9" x 14'6" (4.5m x 4.42m)

With rear facing double glazed window, rear facing double glazed entrance door, the focal point is the fire surround with marble hearth and inset, two central heating radiators.



Landing

With access hatch to loft space which is part boarded with light.

Master Bedroom 13'1" x 8' (3.99m x 2.44m)

With front facing double glazed window, fitted wardrobes to one wall, central heating radiator.



Bedroom Two 15'5" x 8' (4.7m x 2.44m)

A second double bedroom with rear facing double glazed window, central heating radiator.



Bedroom Three 10'6" x 6'3" (3.2m x 1.9m)

With rear facing double glazed window, central heating radiator.



Family Bathroom 7'10" x 6'4" (2.39m x 1.93m)

Fitted suite in white comprising of low flush WC, pedestal hand wash basin, panelled bath, tiled splash backs, central heating radiator, and electric extractor fan.



Garden

To the front of the property is an open plan garden which is mainly laid to lawn with flower and shrub borders. To the rear of the property is an enclosed garden which is mainly laid to lawn with flower and shrub borders, paved patio area and garden shed. Allocated parking space to the side of the property is an additional private access way which is gated to both the front and rear.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.